

**Washington State Office of Financial Management (OFM)**  
**Technology Services and Facilities Planning**  
**Operating Expenses For Seven Washington Regions Based On Facility Cost Tool From CBRE**  
**(Data as of July 2019)**

2020 Operating Expenses Use for Leased Office Facilities								
Service Category	Service Level	Anacortes	Olympia	Portland	Richland	Seattle	Spokane	Tacoma
Custodial	Medium	\$1.29	\$1.27	\$1.31	\$1.24	\$1.34	\$1.26	\$1.28
Energy	Low	\$1.03	\$1.04	\$0.79	\$1.10	\$0.90	\$0.86	\$0.94
Refuse	Medium	\$0.10	\$0.17	\$0.15	\$0.07	\$0.20	\$0.14	\$0.13
Water/Sewer	Medium	\$0.28	\$0.42	\$0.95	\$0.18	\$1.27	\$0.19	\$0.40
Grounds	Low	\$0.06	\$0.05	\$0.06	\$0.05	\$0.07	\$0.05	\$0.07
Maintenance and Repair		\$5.04	\$5.06	\$5.28	\$5.40	\$5.60	\$4.71	\$5.38
Management	Low	\$0.41	\$0.41	\$0.50	\$0.41	\$0.56	\$0.45	\$0.50
Pest Control	Low	\$0.08	\$0.09	\$0.09	\$0.09	\$0.10	\$0.09	\$0.10
Road Clearance	Medium	\$0.04	\$0.10	\$0.06	\$0.13	\$0.09	\$0.13	\$0.08
Security	Low	\$0.08	\$0.08	\$0.08	\$0.08	\$0.08	\$0.08	\$0.08
<b>Total Op.Exp/Modified Gross Leases</b>		<b>\$2.70</b>	<b>\$2.90</b>	<b>\$3.20</b>	<b>\$2.59</b>	<b>\$3.71</b>	<b>\$2.45</b>	<b>\$2.75</b>
<b>Total Op.Exp/Full Service Leases</b>		<b>\$8.41</b>	<b>\$8.69</b>	<b>\$9.27</b>	<b>\$8.75</b>	<b>\$10.21</b>	<b>\$7.96</b>	<b>\$8.96</b>

2020 Operating Expenses Use for Owned Office Facilities								
Service Category	Service Level	Anacortes	Olympia	Portland	Richland	Seattle	Spokane	Tacoma
Custodial	Medium	\$1.29	\$1.27	\$1.31	\$1.24	\$1.34	\$1.26	\$1.28
Energy	Low	\$1.03	\$1.04	\$0.79	\$1.10	\$0.90	\$0.86	\$0.94
Refuse	Medium	\$0.10	\$0.17	\$0.15	\$0.07	\$0.20	\$0.14	\$0.13
Water/Sewer	Medium	\$0.28	\$0.42	\$0.95	\$0.18	\$1.27	\$0.19	\$0.40
Grounds	Low	\$0.06	\$0.05	\$0.06	\$0.05	\$0.07	\$0.05	\$0.07
Maintenance and Repair		\$5.04	\$5.06	\$5.28	\$5.40	\$5.60	\$4.71	\$5.38
Pest Control	Low	\$0.08	\$0.09	\$0.09	\$0.09	\$0.10	\$0.09	\$0.10
Road Clearance	Medium	\$0.04	\$0.10	\$0.06	\$0.13	\$0.09	\$0.13	\$0.08
<b>Total Op.Exp/Modified Gross Leases</b>		<b>\$2.70</b>	<b>\$2.90</b>	<b>\$3.20</b>	<b>\$2.59</b>	<b>\$3.71</b>	<b>\$2.45</b>	<b>\$2.75</b>
<b>Total Op.Exp/Full Service Leases</b>		<b>\$7.92</b>	<b>\$8.20</b>	<b>\$8.69</b>	<b>\$8.26</b>	<b>\$9.57</b>	<b>\$7.43</b>	<b>\$8.38</b>

2020 Operating Expenses Use for Leased General Laboratory Facilities								
Service Category	Service Level	Anacortes	Olympia	Portland	Richland	Seattle	Spokane	Tacoma
Custodial	Medium	\$1.29	\$1.27	\$1.31	\$1.24	\$1.35	\$1.26	\$1.28
Energy	Medium	\$4.10	\$4.15	\$3.16	\$4.38	\$3.58	\$3.41	\$3.74
Refuse	Medium	\$0.10	\$0.17	\$0.15	\$0.07	\$0.20	\$0.14	\$0.13
Water/Sewer	Medium	\$0.34	\$0.51	\$1.16	\$0.22	\$1.55	\$0.23	\$0.49
Grounds	Low	\$0.06	\$0.05	\$0.06	\$0.05	\$0.07	\$0.05	\$0.07
Maintenance and Repair*		\$5.04	\$5.06	\$5.28	\$5.40	\$5.60	\$4.71	\$5.38
Management	Low	\$0.71	\$0.71	\$0.86	\$0.71	\$0.97	\$0.77	\$0.85
Pest Control	Low	\$0.08	\$0.09	\$0.09	\$0.09	\$0.10	\$0.09	\$0.10
Road Clearance	Medium	\$0.04	\$0.10	\$0.06	\$0.13	\$0.09	\$0.13	\$0.08

Security	Low	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10
<b>Total Op.Exp/Modified Gross Leases</b>		<b>\$5.83</b>	<b>\$6.10</b>	<b>\$5.78</b>	<b>\$5.91</b>	<b>\$6.68</b>	<b>\$5.04</b>	<b>\$5.64</b>
<b>Total Op.Exp/Full Service Leases</b>		<b>\$11.86</b>	<b>\$12.21</b>	<b>\$12.23</b>	<b>\$12.39</b>	<b>\$13.61</b>	<b>\$10.89</b>	<b>\$12.22</b>

2020 Operating Expenses Use for Leased Warehouse (Non-Temperature) Facilities (For The 2021-27 Six-Year Facilities Plan, Warehouse is no longer part of in-scope facilities)								
Service Category	Service Level	Anacortes	Olympia	Portland	Richland	Seattle	Spokane	Tacoma
Custodial	Low	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05
Energy	Low	\$0.34	\$0.34	\$0.26	\$0.36	\$0.30	\$0.28	\$0.31
Refuse	Low	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01
Water/Sewer	Low	\$0.01	\$0.01	\$0.02	\$0.01	\$0.02	\$0.01	\$0.01
Grounds	Low	\$0.02	\$0.02	\$0.03	\$0.02	\$0.03	\$0.02	\$0.03
Maintenance and Repair		\$2.37	\$2.41	\$2.43	\$2.53	\$2.71	\$2.18	\$2.56
Management	Low	\$0.22	\$0.22	\$0.27	\$0.22	\$0.31	\$0.24	\$0.27
Pest Control	Low	\$0.08	\$0.09	\$0.09	\$0.09	\$0.10	\$0.09	\$0.10
Road Clearance	Medium	\$0.04	\$0.10	\$0.06	\$0.13	\$0.09	\$0.13	\$0.08
Security	Low	\$0.07	\$0.07	\$0.07	\$0.07	\$0.07	\$0.07	\$0.07
<b>Total Op.Exp/Modified Gross Leases</b>		<b>\$0.41</b>	<b>\$0.41</b>	<b>\$0.34</b>	<b>\$0.43</b>	<b>\$0.38</b>	<b>\$0.35</b>	<b>\$0.38</b>
<b>Total Op.Exp/Full Service Leases</b>		<b>\$3.21</b>	<b>\$3.32</b>	<b>\$3.29</b>	<b>\$3.49</b>	<b>\$3.69</b>	<b>\$3.08</b>	<b>\$3.49</b>

2020 Operating Expenses Use for Leased Warehouse (Temp Control) Facilities (For The 2021-27 Six-Year Facilities Plan, Warehouse is no longer part of In-Scope Facilities)								
Service Category	Service Level	Anacortes	Olympia	Portland	Richland	Seattle	Spokane	Tacoma
Custodial	Low	\$0.08	\$0.08	\$0.08	\$0.08	\$0.09	\$0.08	\$0.08
Energy	Low	\$0.73	\$0.74	\$0.56	\$0.78	\$0.63	\$0.61	\$0.66
Refuse	Low	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01
Water/Sewer	Low	\$0.04	\$0.06	\$0.15	\$0.03	\$0.19	\$0.03	\$0.06
Grounds	Low	\$0.02	\$0.02	\$0.03	\$0.02	\$0.03	\$0.02	\$0.03
Maintenance and Repair		\$4.50	\$4.54	\$4.59	\$4.68	\$4.98	\$4.24	\$4.75
Management	Low	\$0.24	\$0.24	\$0.29	\$0.24	\$0.32	\$0.26	\$0.29
Pest Control	Low	\$0.08	\$0.09	\$0.09	\$0.09	\$0.10	\$0.09	\$0.10
Road Clearance	Medium	\$0.04	\$0.10	\$0.06	\$0.13	\$0.09	\$0.13	\$0.08
Security	Low	\$0.26	\$0.26	\$0.26	\$0.26	\$0.26	\$0.26	\$0.26
<b>Total Op.Exp/Modified Gross Leases</b>		<b>\$0.86</b>	<b>\$0.89</b>	<b>\$0.80</b>	<b>\$0.90</b>	<b>\$0.92</b>	<b>\$0.73</b>	<b>\$0.81</b>
<b>Total Op.Exp/Full Service Leases</b>		<b>\$6.00</b>	<b>\$6.14</b>	<b>\$6.12</b>	<b>\$6.32</b>	<b>\$6.70</b>	<b>\$5.73</b>	<b>\$6.32</b>